

# SHERIFF'S SALE

Wednesday, January 25th, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2021CV1022 AND CIVIL WRIT NO. 2021CV1022 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

LOT NO. 1 - BEGINNING at the corner of Lot Fifty-Nine on the South of Fairview Avenue;  
THENCE Easterly along said Avenue forty-five (45) feet to a corner of Lot No. 57;  
THENCE Southerly along said Lot One Hundred Sixty (160) feet to an alley;  
THENCE Westerly along said alley Forty-Five (45) feet to corner of Lot No. 59;  
THENCE Northerly along said lot One Hundred Sixty (160) feet to Fairview Avenue, the place of BEGINNING. BEING Lot No. 58 as marked and designated on plot or place of Fairchild Addition to West Berwick, now Berwick, Pennsylvania.

LOT NO. 2 - BEGINNING at the corner of Lot No. 56 on the Southerly side of Fairview Avenue;  
THENCE along said Lot a distance of One Hundred Sixty (160) feet to an alley;  
THENCE Westerly along said alley, a distance of Forty-Five (45) feet to the corner of Lot No. 58;  
THENCE along said lot a distance of One Hundred Sixty (160) feet to Fairview Avenue;  
THENCE Easterly along said Avenue a distance of Forty-Five (45) feet to the place of BEGINNING.

BEING Lot No. 57 as marked and designated on the plot of Fairchild's Addition to West Berwick, now Berwick, Pennsylvania.  
PARCEL NO. 04D-02-066-00.000

BEING the same premises which Clayton L. Miller and Janice E. Miller, his wife, by Deed dated 12-01-82 and recorded 12-09-82 in the Office of the Recorder of Deeds in and for the County of Columbia in Record Book 312, Page 845, granted and conveyed unto Clayton L. Miller. AND THE SAID Clayton L. Miller passed away on or about May 04, 2021 thereby vesting title unto Ernest L. Miller, Doyle E. Miller, Larry J. Miller, Wayne L. Miller, Nancy M. Cox, and Brenda J. Davis, known heirs of Clayton L. Miller, deceased, and any unknown heirs, successors or as signs of Clayton L. Miller, deceased

PROPERTY ADDRESS: 1896 FAIRVIEW AVENUE, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04D-02-066-00,000

## TERMS OF SALE

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check, or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check, or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.